
Barrows Gate, Newark
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C
OLIVER REILLY



Barrows Gate, Newark

Guide Price £100,000 - £110,000

- SPACIOUS TOP FLOOR APARTMENT
- QUIET & CONVENIENT CUL-DE-SAC POSITION
- GENEROUS LOUNGE/DINER
- ALLOCATED PARKING SPACE TO THE REAR
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- TWO BEDROOMS
- CLOSE TO TOWN CENTRE & MAIN ROADS
- MODERN KITCHEN & IMPRESSIVE CONTEMPORARY BATHROOM
- IDEAL FIRST TIME HOME OR LOW-MAINTENANCE INVESTMENT
- Tenure: Leasehold. EPC 'C' (78)

Guide Price: £100,000 - £110,000. MODERN LIVING IN A CONVENIENT LOCATION!

Perfectly positioned on the edge of Newark Town Centre, this SUPERB SECOND-FLOOR APARTMENT offers an excellent combination of space, style and convenience, with a fantastic range of local amenities and transport links close at hand, including easy access to the A1 and A46.

Constructed in 2005, this impressive apartment provides an ideal opportunity for first-time buyers, downsizers and investors alike, offering low-maintenance living in a highly convenient and well-connected location. BEAUTIFULLY PRESENTED THROUGHOUT, the property is ready to move straight into and promises to impress from the moment you step inside!

Situated on the top floor, the apartment is accessed via a generous communal landing, leading into a private entrance hall and a welcoming inner hallway. The well-proportioned accommodation comprises: SPACIOUS 15FT LOUNGE/DINER, perfect for both relaxing and entertaining, a modern fitted kitchen, TWO GENEROUS BEDROOMS and a STYLISH CONTEMPORARY BATHROOM, all presented to an excellent standard.

Externally, the property benefits from an ALLOCATED PARKING SPACE, conveniently positioned to the rear of the building. Further practical advantages include uPVC double glazing, a secure telecom entry system and gas central heating, served by a combination boiler.

A FANTASTIC HOME IN A PRIME, CONVENIENT LOCATION! Whether you're taking your first step onto the property ladder, looking to downsize without compromise or seeking a ready-made investment opportunity, this superb apartment certainly ticks all the boxes!

DON'T MISS OUT! Internal viewing is highly recommended to fully appreciate the space, presentation and lifestyle this excellent property has to offer!







ENTRANCE HALL: 4'1 x 3'2 (1.24m x 0.97m)

INNER HALLWAY: 11'6 x 6'6 (3.51m x 1.98m)
With loft hatch access point. Providing partial boarding for storage. Max measurements provided.

MODERN FITTED KITCHEN: 9'4 x 8'7 (2.84m x 2.62m)

GENEROUS LOUNGE/DINER: 15'11 x 13'4 (4.85m x 4.06m)
Max measurements provided.

MASTER BEDROOM: 13'5 x 8'10 (4.09m x 2.69m)

BEDROOM TWO: 9'6 x 7'6 (2.90m x 2.29m)

SUPERB CONTEMPORARY BATHROOM: 8'10 x 5'2 (2.69m x 1.57m)

ALLOCATED PARKING SPACE:
One parking space is located to the rear of the building.

Approximate Size: 575 Square Ft.
Measurements are approximate and for guidance only.



Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Leasehold.
Sold with vacant possession on completion.

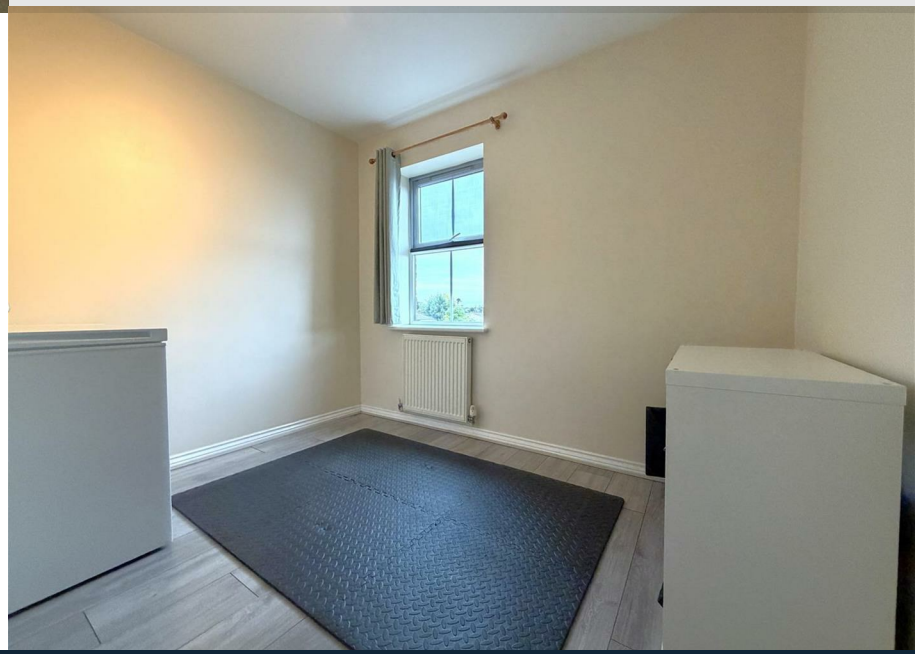
Lease Information:
Management Company: Encore Estate Management.
Length Of Lease: 150 years from 1st January 2005.
Years Remaining: 128 Years.
Current Ground Rent: £300 a year. Reviewed every 10 years. The next renewal date is 01/01/35.
Current Service Charge for 2026: £1,700 a year. This includes buildings insurance.
The above information has been provided by the vendor and has not been verified by the agent.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'C' (78)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:
This property is conveniently located in a sought-after cul-de-sac within close proximity into the Town Centre. There is ease of access onto the A1 and A46, with links to Lincoln, Grantham and Nottingham. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well-known shops, public houses, boutiques, restaurants and attractions in the town with the marketplace overlooked by the attractive Georgian Town Hall. There is a fast-track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.



Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

SECOND FLOOR



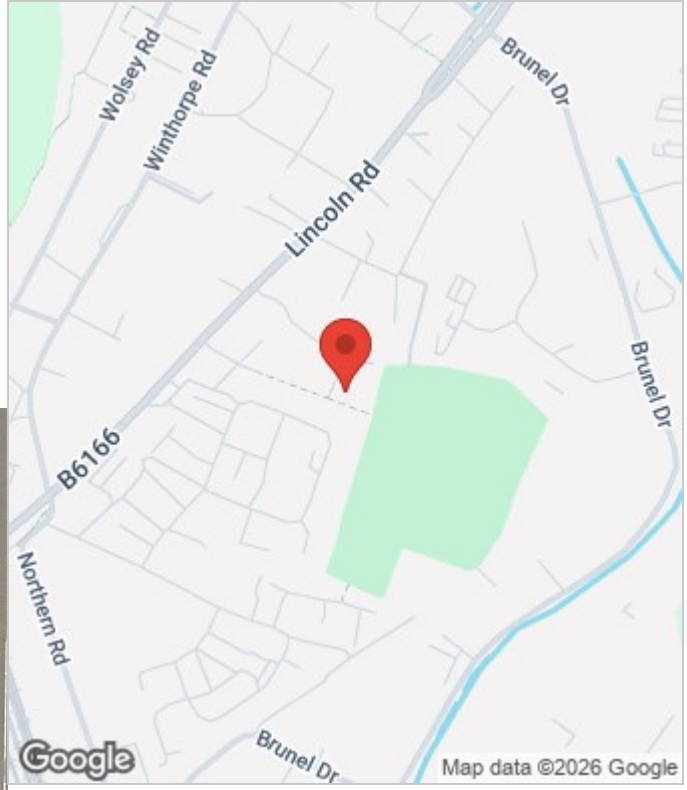
Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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